

**BOSTON REDEVELOPMENT AUTHORITY
APRIL 1, 2004 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES/SCHEDULING

1. Approval of the Minutes of the March 11, 2004 meeting.
APPROVED

2. Request authorization to schedule a Public Hearing on April 27, 2004 at 2:00 p.m. to consider the proposed Museum of Fine Arts Planned Development Area Development Plan and Development Impact Project for the Museum of Fine Arts Master Plan Project. **APPROVED**

DEVELOPMENT

Fenway

3. Request authorization to issue an Adequacy Determination for the Beth Israel Deaconess Medical Center Institutional Master Plan, to issue a Preliminary Adequacy Determination approving the Draft Project Impact Report and Supplement Information and waiving filing of a Final Project Impact Report for the Longwood North Research Center as a Development Impact Project which consists of biomedical research facility on the East Campus with below-grade parking spaces; issue Certification of Compliance and Certification of Consistency upon successful completion of Article 80, Large Project Review; to petition the Zoning Commission for approval of the Institutional Master Plan and Planned Development Area #61 Amendments and to establish a Planned Development Area Plan. **APPROVED**

PUBLIC HEARING

4. **2:00 P.M. Public Hearing:** Request authorization to approve the First Amendment to the Harvard University Longwood Campus Institutional Master Plan to allow Harvard's proposed use of approximately 172 apartments, and the right to use up to 75 garage parking spaces, in the Fenway Mixed-Use Project; to issue an Adequacy Determination approving the First Amendment; to petition the Boston Zoning Commission to approve the First Amendment and to issue a Certification of Consistency for Harvard University's occupancy in the Fenway Mixed-Use Project. **APPROVED**
- 4A. Request authorization to approve the First Amendment to Development Plan for Planned Development Area No. 56 for the Fenway Mixed Use Project and to further request to issue a Certification of Consistency; to petition the Zoning Commission of the City of Boston for approval of the First Amendment to Development Plan for PDA No. 56; to issue a Certification of Compliance; and to execute an Affordable Housing Agreement for which 10% of the proposed project's on-site housing units will be designed as affordable units and to execute an amendment to the Cooperation Agreement. **APPROVED**
5. **2:15 P.M. Public Hearing:** Request authorization to approve the amendment to the Simmons College Institutional Master Plan and to approve the New Library Replacement Project as a Development Impact Project; to issue an Adequacy Determination approving the Institutional Master Plan Amendment; to petition the Boston Zoning Commission to consider the amendment; to issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80B; to issue a Certification of Compliance for the New Library Replacement Project; to issue a Certification of Consistency for the Simmons Institutional Master Plan and to execute a Development Impact Project Agreement and an amendment to the Cooperation Agreement. **APPROVED**

DEVELOPMENT

Audubon Circle

6. Request authorization to issue a Certification of Approval with regard to the reconstruction of the Berkshire House at 461 Park Drive to comprise 21 studio apartments and an on-site management/real estate finance office to be undertaken by the property owner, Nautical Resources Realty Trust and to request further that the Director enter into an Affordable Housing Agreement providing that three of the units be set aside as affordable units and to adopt a recommendation of approval to the Board of Appeal for zoning relief necessary for the proposed project. **APPROVED**

South Boston

7. Request authorization to issue a Certification of Approval for the construction of 15 condominiums and 26 parking spaces at 321 West Second Street; to enter into an Affordable Housing Agreement for which two units of the fifteen will be affordable and to recommend approval to the Boston Zoning Board of Appeal for variances necessary to construct the project. **APPROVED**
8. Request authorization to approve the payment of lien to the City of Boston in order to insure clear title to the Convention Center Parcels pursuant to Chapter 152 of the Acts of 1997 for a total payment of \$212,199.92 comprising the Phase I and Phase II areas, and \$321,917.76 with respect to the so-called Hotel site adjacent to the Phase I area. **APPROVED**

Central Business District

9. Request authorization to ratify and confirm actions on behalf of CI Associates LLC, in connection with the disbursement of community benefit funds established pursuant to the

Cooperation Agreement for Planned Development Area No. 35
– One Lincoln Street and further request authorization to
disburse in accordance with the March 3, 2004 request of CI
Associates LLC. **APPROVED**

10. Request authorization to adopt a Resolution for an Order of
Taking to acquire a portion of the sidewalk abutting 245
Summer Street and to convey property to 245 Summer Street
121A Limited Partnership and to petition the City of Boston
Public Improvement Commission for a discontinuance of said
area. **APPROVED**

Charlestown

11. Request authorization to extend for 270 days the tentative
designation of Charlestown Recovery House, Inc. as
redeveloper of Parcel R-37B, representing a portion of Parcel R-
37 located in the Charlestown Urban Renewal Area and
containing approximately 20, 290 square feet, the proposed site
of an approximately 25-bed recovery house. **APPROVED**
12. Request authorization to issue a Certificate of Completion
evidencing the successful completion of 43-45 Park Street,
single family residential property and fencing and landscaping
located on Parcels R-17F and R-17H, respectively, in the
Charlestown Urban Renewal Area. **APPROVED**

Roxbury

13. Request authorization to enter into an Administrative
Settlement with United Auto Sales for the relocation of the
property located at 25 Proctor Street to 107-115 Norfolk Street
in Roxbury funded by the City of Boston, Property
Management Department, at a cost of \$130,000.
APPROVED

Jamaica Plain

14. Request authorization to issue a Certification of Approval for construction at 420 Pond Street in accordance with Article 80E, Small Project Review of the Boston Zoning Code. **APPROVED**
15. Request authorization to adopt a Second Amendment to Report and Decision on the Amory Street Residences Chapter 121A project which clarifies and amends the term of the project as a Chapter 121A urban redevelopment project. **APPROVED**

Back Bay

16. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review of the Boston Zoning Code at 360 Newbury Street; to issue a Certification of Compliance under Section 80B-6 of the Code; to execute a Cooperation Agreement, an Affordable Housing Agreement of which five units will be affordable and to recommend approval for variances and permits necessary to construct the project. **APPROVED**

Government Center

17. Request authorization for approval of a Minor Modification to the Government Center Urban Renewal Plan, Project No. Mass. R-35, with respect to the extension of the Plan period for up to one (1) year in order to complete current projects and ascertain the current status and remaining needs of the Government Center area in downtown Boston. **APPROVED**

Downtown Waterfront-Faneuil Hall

18. Request authorization for approval of a Minor Modification to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, Project No. Mass. R-77, with respect to the extension of the Plan period for up to one (1) year in order to complete current

projects and ascertain the current status and remaining needs of the Waterfront-Faneuil Hall area in downtown Boston.

APPROVED

Navy Yard

19. Request authorization to enter into a temporary License Agreement with the United States L.S.T. Association, Massachusetts Chapter, Inc. permitting the use of Pier 4 in the Charlestown Navy Yard for the purposes of berthing the US LST 325 from June 7 - June 14, 2004. **APPROVED**

PLANNING AND ZONING

20. Board of Appeal **APPROVED**

ADMINISTRATION AND FINANCE

21. Contractual **APPROVED**
22. Personnel **APPROVED**